

Certificate of Notice Page 1 of 2
 United States Bankruptcy Court
 Eastern District of Pennsylvania

In re:
 John G Wadsworth
 Debtor

Case No. 17-17892-elf
 Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-4

User: DonnaR
 Form ID: pdf900

Page 1 of 1
 Total Noticed: 1

Date Rcvd: Dec 06, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 08, 2019.

db +John G Wadsworth, 526 Hallman Road, Douglassville, PA 19518-9330

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
 NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 08, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 6, 2019 at the address(es) listed below:

CELINE P. DERKRIKORIAN on behalf of Creditor BB&T Mortgage ecfmail@mwc-law.com
 CELINE P. DERKRIKORIAN on behalf of Creditor Branch Banking And Trust Company ecfmail@mwc-law.com
 CHRISTOS A. KATSAOUNIS on behalf of Creditor Commonwealth of Pennsylvania, Department of Revenue RA-occbankruptcy5@state.pa.us, RA-occbankruptcy6@state.pa.us
 FRANCIS THOMAS TARLECKI on behalf of Creditor BB&T Mortgage ecfmail@ecf.courtdrive.com, ecfmail@mwc-law.com
 FREDERICK L. REIGLE on behalf of Trustee FREDERICK L. REIGLE ecfmail@fredreiglech13.com, ecf_frpa@trustee13.com
 JASON BRETT SCHWARTZ on behalf of Creditor U.S. Bank Trust National Association as Trustee of Chalet Series III Trust jschwartz@mesterschwartz.com
 KEVIN G. MCDONALD on behalf of Creditor MTGLQ INVESTORS, L.P. bkgroup@kmlawgroup.com
 MATTEO SAMUEL WEINER on behalf of Creditor MTGLQ INVESTORS, L.P. bkgroup@kmlawgroup.com
 MATTHEW CHRISTIAN WALDT on behalf of Creditor Select Portfolio Servicing, Inc. mwaldt@milsteadlaw.com, bkecf@milsteadlaw.com
 MATTHEW CHRISTIAN WALDT on behalf of Creditor Select Portfolio Servicing, Inc. as servicing agent for Wells Fargo Bank, N.A., as Trustee mwaldt@milsteadlaw.com, bkecf@milsteadlaw.com
 RAYMOND M. KEMPINSKI on behalf of Creditor BB&T Mortgage raykemp1006@gmail.com, raykemp1006@gmail.com
 ROLANDO RAMOS-CARDONA on behalf of Trustee FREDERICK L. REIGLE ecfmail@readingch13.com
 SCOTT F. WATERMAN (Chapter 13) ECFMail@ReadingCh13.com
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov
 WILLIAM B. CALLAHAN on behalf of Debtor John G Wadsworth bill@billcallahanlaw.com

TOTAL: 15

**UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

In Re: JOHN G. WADSWORTH
Debtor

Case No. 17-17892 ELF
Chapter 13
Hearing Date: December 5, 2019

ORDER APPROVING THE SALE OF REAL ESTATE

AND NOW, this 5th day of December 2019, in consideration of the

Motion of John G. Wadsworth for Approval of an Agreement for the Sale of Real Estate, there being no response thereto, it is hereby ORDERED, effective immediately:

Debtor, John G. Wadsworth's Agreement for the Sale of 124 Maplewood Drive, Douglassville, PA, is hereby APPROVED, and Debtor may proceed with the sale of that property, and shall be permitted to deliver clear title to the property, free of any encumbrances or restrictions imposed by this Bankruptcy. Upon the sale of the property, Debtor shall deliver the net proceeds sum of \$138,430.66 immediately to Trustee Scott Waterman.



Bankruptcy Judge
ERIC L. FRANK

Interested Parties:

William B. Callahan, Esquire
Law Offices of William B. Callahan
1800 East High Street, Suite 150
Pottstown, PA 19464

Scott Waterman, Trustee
2901 St. Lawrence Avenue, Suite 100,
Reading, PA 19606
Attn: Rolando Ramos-Cardona